

Plat Name: Huntington Terrace
Plat #: 220121120

Location: Located on the north side of Hoover Street, approximately 80 feet west of Grant Street

Master Plan: Bethesda-Chevy Chase

Plat Details: R-60 zone; 1 lot
Community Water, Community Sewer

Applicant: CM Conlan Contractors & Builders

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the lot included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland; that this plat is a subdivision of the real property conveyed by Carol A. Shirer, sole owner to C.M. Conlan Contractors & Builders, Inc., by deed dated January 12, 2012, recorded among the Land Records of Montgomery County, Maryland in Liber 43170 at Folio 078, said real property being part of Lots 14, 16 & 17, Block 10, as shown in their entirety on a Subdivision Record Plat recorded among the said Land Records on February 18, 1947 in Plat Book 30 as Plat 1890; and that property owner matters will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 8,062 square feet or 0.185 of an acre. There is no area being dedicated to public use by this plat.

Date: 3/21/2012
 John R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10688

Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/28/2013

NOTES

- The property included on this subdivision plat is currently zoned R-60.
- The property included in this subdivision is intended for public water and sewer services.
- This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

This plat is in conformance with the requirements for Minor Subdivision approvals contained in Section 50-36A of the Montgomery County Code (Subdivision Regulations). This plat involves the consolidation of two or more lots or parts of lots being re-platted as a single lot as provided for in Section 50-35A(e)(3) thereof.

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
 CHAIRMAN
 SECRETARY-TREASURER
 M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

APPROVED: _____
 BY: _____
 DIRECTOR

PLAT NO. _____
 RECORDED _____

PLAT NO.

OWNER'S DEDICATION

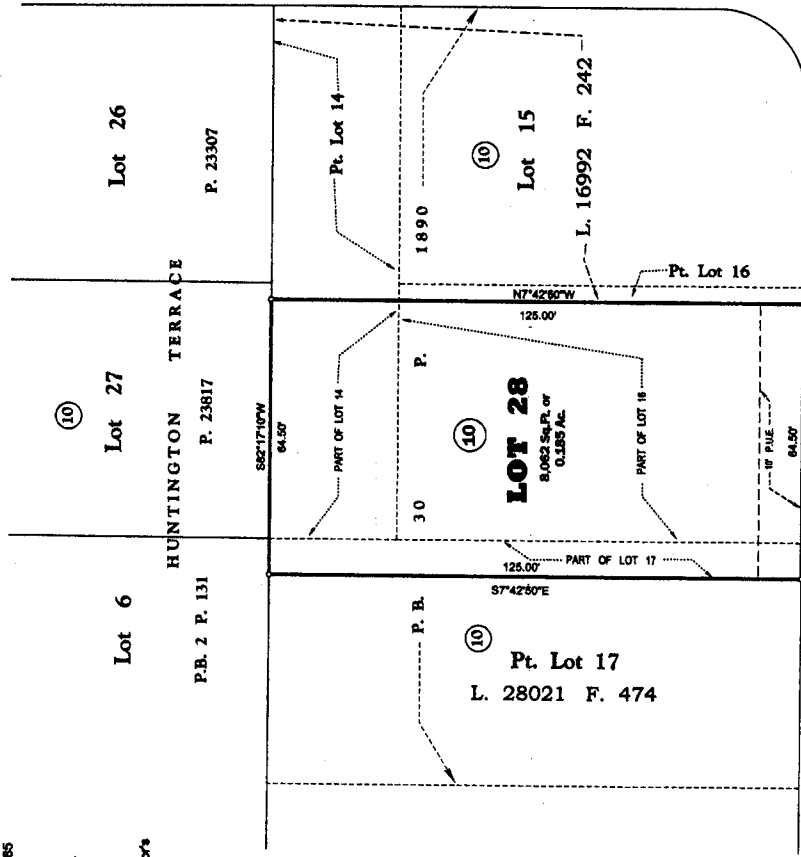
I, C.M. Conlan Contractors & Builders, Inc., owner of the property shown and included hereon, hereby establish this plan of subdivision, and grant a Public Utility Easement (P.U.E.), as shown hereon, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We our successors and assigns will cause property owner matters to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages or trust affecting the property included in the plan of subdivision.

Date: 3/21/2012 Owner: Christopher M. Conlan
 President of CM Conlan Contractors & Builders

GRANT STREET



LEGEND

- Ac. Acre
- CL. Centerline
- E. East
- F. Foot
- L. Line
- N. North
- P. Plat
- P.B. Plat Book
- P.U.E. Public Utility Easement
- R/W Right-of-Way
- S. South
- Sq. Ft. Square Feet
- W. West

NEARBY MAP: HN 123 210 NW 05 35 and H-9
 NEARBY MAP: NOT TO SCALE



SUBDIVISION RECORD PLAT

LOT 28, BLOCK 10
 A RESUBDIVISION OF PART OF LOTS 14, 16 & 17, BLOCK 10
HUNTINGTON TERRACE
 7th (BETHESDA) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
 100 Woodland Road, Suite 200, Gaithersburg, MD 20878
 Tel: 301.281.1234 Fax: 301.281.1235
 www.witmerassoc.com

Scale: 1" = 20'
 Date: January, 2012
 File No: 96185 Q
 Page: 1 of 1

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Huntington Terrace Plat Number: 2202120

Plat Submission Date: 2/2/2012

DRD Plat Reviewer: W. Myer

DRD Prelim Plan Reviewer: N/A

*For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____

Preliminary Plan No. _____ Checked: Initial _____ Date _____

Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Site Plan Name if applicable: _____ Site Plan Number: _____

Planning Board Opinion – Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2/3/12	2/17/12	2/9/12	
Research	Bobby Fleury	2/3/12	2/17/12	2/7/12	Datum on North Arrow
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 3/9/12

Final Mylar & DXF/DWG Received: WM 2/22/12

Final Mylar Review Complete: WM 2/29/12

Board Approval of Plat:

Plat Agenda: WM 4/5

Planning Board Approval: _____

Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Complete Reproduction: _____

Notify Consultant to Seal Plats: _____

Surveyor's Seal Complete: _____

Sent to Courthouse for Recordation: _____

Recordation Info Entered into Hansen _____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: OK
OK

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____